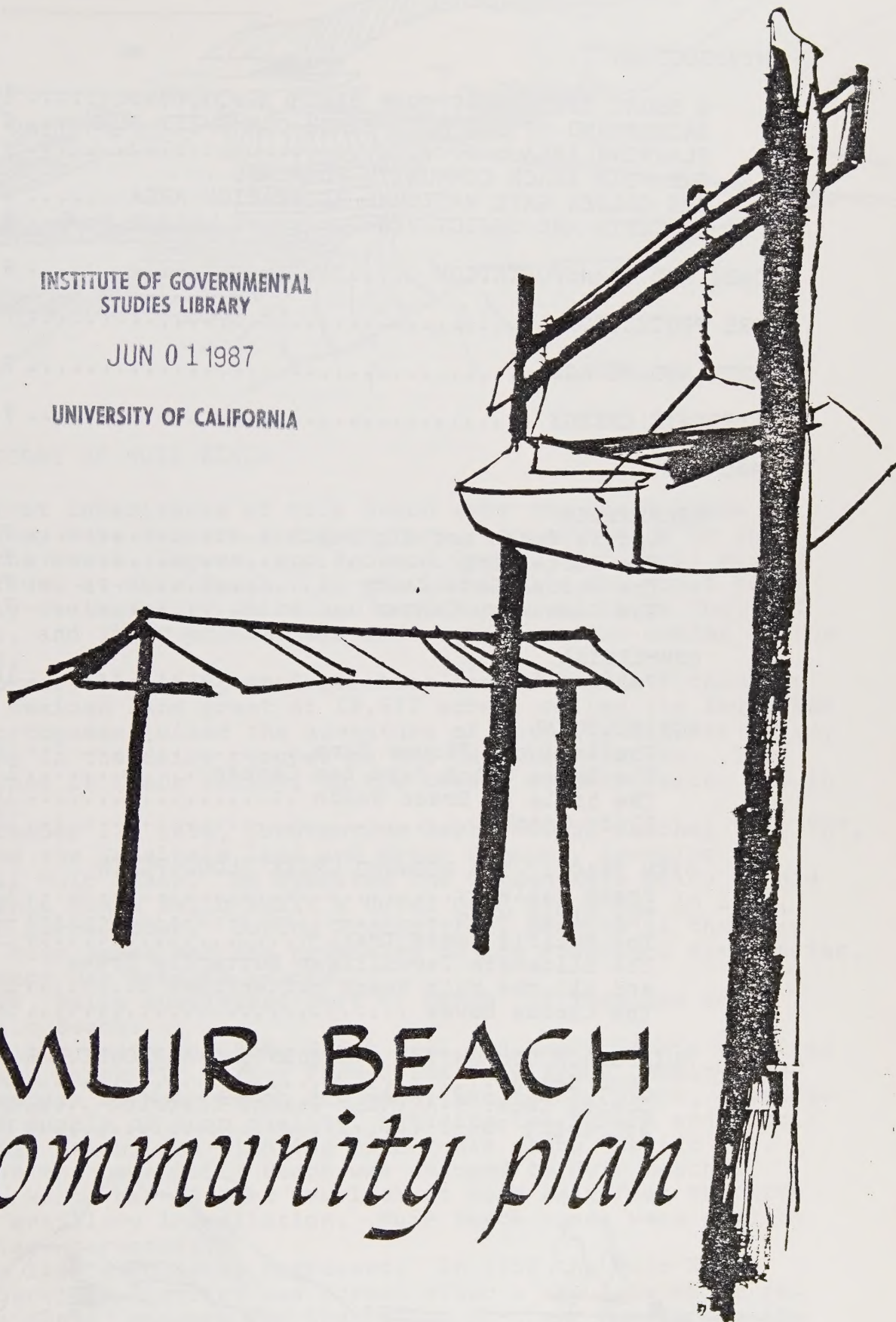


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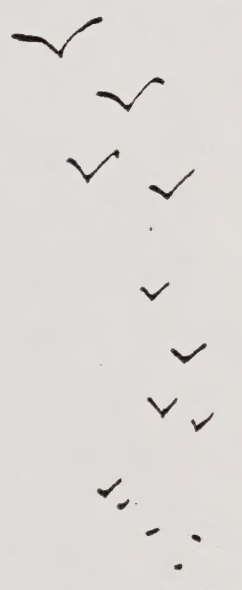
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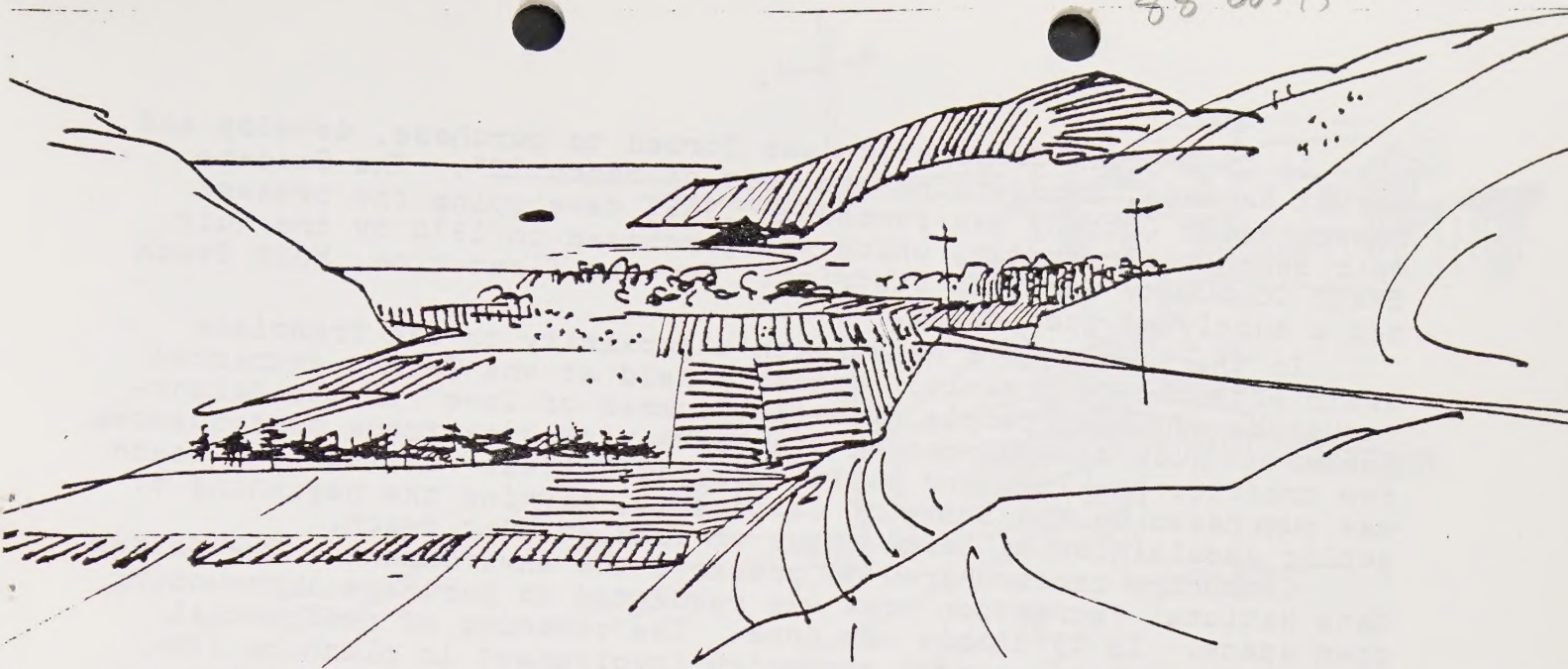


MUIR BEACH *community plan*

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A SHORT HISTORY OF MUIR BEACH

The first inhabitants of Muir Beach were the Coast Miwok Indians. They were hunters and gatherers, concentrating on the wealth of the ocean, lagoon, and Redwood Creek. Two shell mounds have been found at Muir Beach. By the mid-1800's the Coast Miwok were largely decimated by white men's diseases, to which they had no immunity, and their economy was destroyed with the coming of the big ranchos.

On February 11, 1838, an Englishman named William Richardson received a Mexican land grant of 19,572 acres, called the Sausalito Rancho. Portuguese joined the adventure of settling the new world, many working in the dairy ranches on the Sausalito Rancho. They bought ranches in Frank Valley, up the coast, at Muir Beach, and in Green Gulch.

On December 12, 1898, Constantino Bello bought ranches "K", "M", and "T" from the Tamalpais Land and Water Company, becoming the owner of all Muir Beach. He operated the Golden Gate Dairy on his land. Antonio Nunes Bello built a hotel near Big Beach in 1919, which later burned down. During Prohibition, because of the easy landing at Muir Beach and its proximity to San Francisco speakeasies, illegal liquor was brought ashore.

In 1923, Bello subdivided part of ranch "T" into the small lots of Bello Beach.

At Bello's death in 1928, Jacob Weil and Louis Harris acquired ranch "K" and ranch "T". They formed the Muir Beach Company and sold real estate at Muir Beach for more than twenty years, developing a water supply of poor quality, building the Tavern and little cabins on Big Beach, and planting pine trees along Pacific Way.

In 1940 the name Bello Beach was changed to Muir Beach.

During World War II, the Overlook at Muir Beach was the site of a coast artillery installation. Muir Beach homes were used to house military personnel.

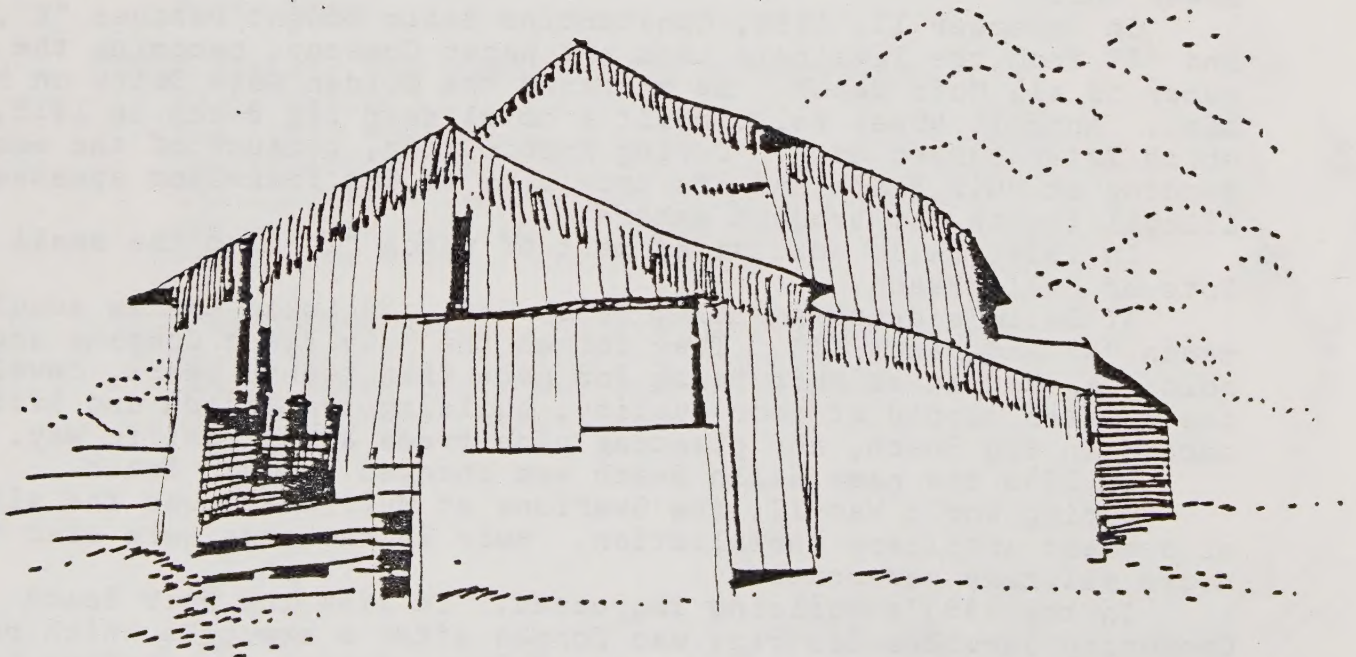
In the 1950's building increased. In 1958 the Muir Beach Community Services District was formed after a struggle which reflected residents' concern for the future of their heretofore isolated community. The Community Services District was empowered to act only in regard to water; they took over the assets of the Muir Beach Water Company, but were unable to improve its quality.

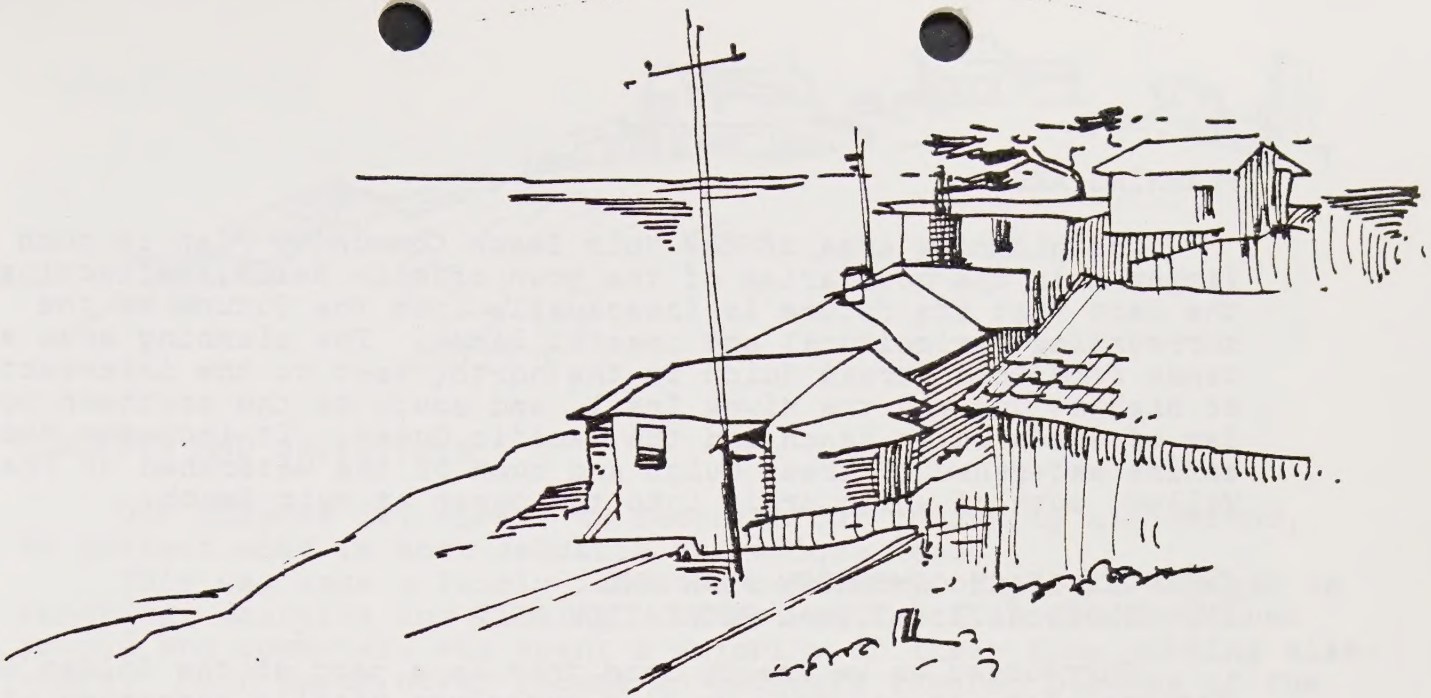
In 1963 Miwok Corporation was formed to purchase, develop and market Seacape, subdividing the rest of ranch "T". The Seacape Mutual Water Company was formed in 1966, developing the present Muir Beach water system, which was purchased in 1970 by the Muir Beach Community Services District. For the first time, Muir Beach had a supply of good water.

In the late 1960's Muir Beach's proximity to San Francisco again affected it greatly. Concerts held at the Tavern attracted thousands of young people from the "summer of love" in the Haight-Ashbury. Nude bathing packed the beach with disastrous consequences for traffic, parking, and sanitation facilities. In 1967 Big Beach was purchased by the State of California, marking the beginning of public acquisition of large areas of land at Muir Beach.

Community concern grew to preserve the environment. The Golden Gate National Recreation Area was requested to purchase surrounding open space. In 1972 this was done. The rezoning of residential land to commercial spurred community involvement in planning its future. In 1977 Big Beach was added to the National Recreation Area. Muir Beach repeatedly asked for protection of the Redwood Creek flood plain; in 1978 portions of the flood plain were included in pending legislation for Golden Gate National Recreation Area acquisition.

In recent years, with the development of good water and the surrounding of the community by public lands, three-fourths of the total possible houses have been built. A dialogue has been established with the Golden Gate National Recreation Area, since its future and that of Muir Beach are so closely linked. This dialogue will continue to be most crucial in the years to come.





BACKGROUND OF THE MUIR BEACH COMMUNITY PLAN

The Muir Beach Community Plan was written from September, 1971, to June, 1972, a section at a time, by a committee of the Muir Beach Improvement Association. Each section was discussed at crowded monthly meetings. In the summer of 1972 the preliminary plan was completed and an overflow meeting discussed it at the Mill Valley Public Library. Subsequently, the Muir Beach Community Services District passed a resolution approving it.

The plan was submitted to the Marin County Planning Department in March, 1973. A planner from the department, Mr. Roy Parkinson, attended a meeting in the community to discuss it. He suggested that the Redwood Creek flood plain be designated an "area of concern". He assured the community that the County would begin the adoption procedure. This was to be done in three stages; first the residential-agricultural zoning, then the "area of concern" designation, and finally the remainder of the plan. Shortly thereafter, the residential-agricultural zoning was accomplished.

For some years, nothing more was done by the County. Twice the Muir Beach Improvement Association wrote letters about the delay. It wasn't until August, 1977, that a community controversy underlined the fact that Muir Beach had no adopted community plan. Supervisor Gary Giacomini asked the Marin County Planning Department to expedite the Muir Beach community plan.

Since so many years had passed, the community had to review their preliminary plan. Copies of it were distributed by the Muir Beach Improvement Association, and on November 8, 1977, a letter was sent asking for opinions. Meetings were held until April, 1978, to revise the plan. On April 22, 1978, another letter was sent to Muir Beachers, along with the newest revision of the plan, announcing a meeting to discuss it on April 26, 1978, at the Green Gulch Farm Zen Center.

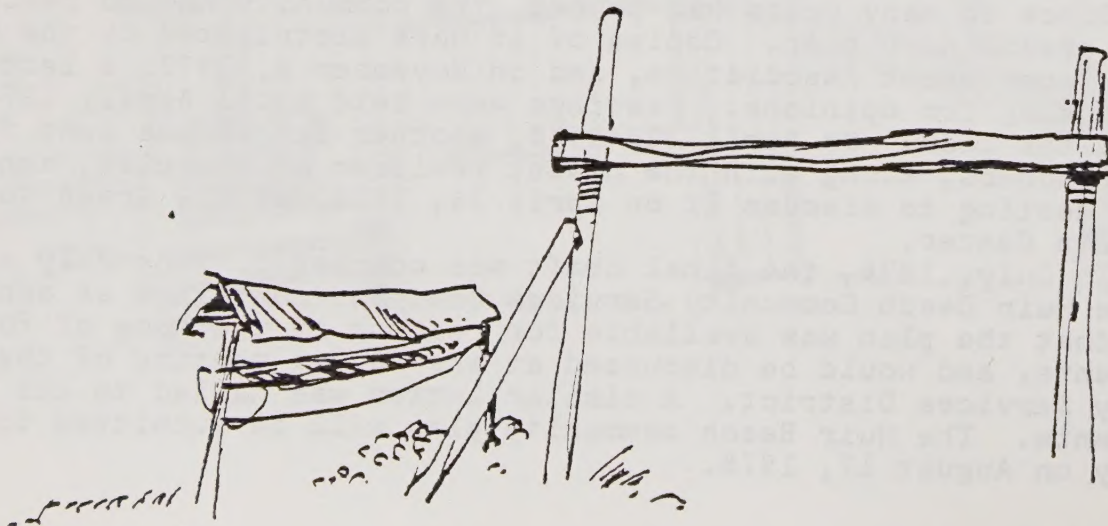
In July, 1978, the final draft was completed. The July minutes of the Muir Beach Community Services District contained an announcement that the plan was available for reading at the home of four residents, and would be discussed at the August meeting of the Community Services District. A similar letter was mailed to all non-residents. The Muir Beach community plan will be submitted to the county on August 17, 1978.

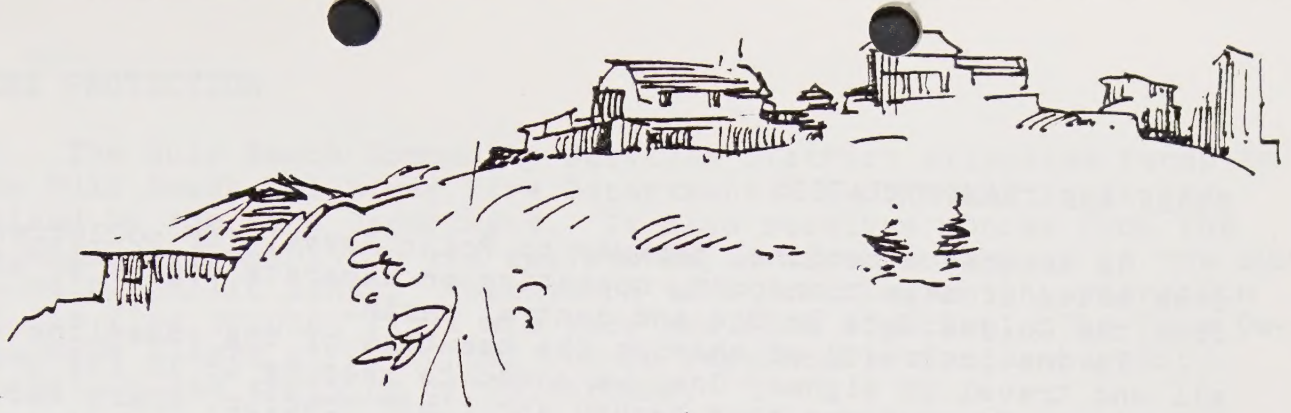
PLANNING AREA

The planning area of the Muir Beach Community Plan is much larger than the boundaries of the town of Muir Beach, reflecting the fact that its future is inseparable from the future of the surrounding agricultural and coastal lands. The planning area extends from Cold Stream Gulch in the north, east to the intersection of Highway One and the Miwok Trail, and south to the southern border of Green Gulch Ranch and the Pacific Ocean. It includes the entire watershed of Green Gulch and much of the watershed of Frank Valley, both of which drain into the ocean at Muir Beach.

THE MUIR BEACH COMMUNITY PLAN AND THE GOLDEN GATE NATIONAL RECREATION AREA

Surrounded as we are by land that is a part of the Golden Gate National Recreation Area, we find ourselves vitally concerned with its use. We are intimately aware of its beauties, and we welcome its sharing by many people from our neighboring urban centers. At the same time, we must stress that careful planning be undertaken so that the preservation of our natural surroundings insures their enjoyment by all. The biggest factor in such planning is transportation. Large numbers of people can roam through the Golden Gate National Recreation Area with great pleasure and not endanger its wild beauty and isolation, the very qualities they leave the cities to find. Large numbers of cars, not to mention commercial establishments designed to serve them ranging from gas stations to motels and restaurants, can spell an end not only to the unique geography of this area, but also to the true recreational potential which a largely undeveloped area can offer to an urban area. Therefore we urge that parking facilities be provided at the outer boundaries of the Golden Gate National Recreation Area, with facilities for purchasing food and gas located there; that the existing roads within the park lands remain slow-speed, scenic roads, narrow and winding, and be so posted; that pollution-free modes of transport be used to carry travelers into the Golden Gate National Recreation Area; and that a minimum of future commercial development be allowed, placed in presently used commercial zones where it complies with local community plans, such as the town of Point Reyes (with the exception of the Pelican Inn, there is no commercial zoning at Muir Beach). We encourage such recreational development as horse trails, bicycle paths, hiking trails, and access trails to small coves and beaches.





CONCEPTS AND OBJECTIVES

Our purpose is, first, to describe our community and second, to protect what is most valuable and unique here.

This was once a fairly isolated community of people engaged in ranching, dairying and fishing. Later residents included retired people and commuters who spent a majority of their time working elsewhere. Muir Beach never became an ordinary suburb, because of the difficulties involved in traveling and living here. Recently, the possibilities for a semi-rural life that still exist here are appealing to many more people who are interested in maintaining this way of life.

We govern ourselves through the Muir Beach Community Services District which supplies our water and looks after our roads, recreational needs and fire protection. Other organizations in our unincorporated community include the Muir Beach Volunteer Fire Department, the Muir Beach Improvement Association, the Muir Beach Property Owners Association, the Muir Beach Democratic Club, the Muir Beach Quilting Bee, the Ocean Riders of Marin, the Muir Beach Artisans, Ltd., and the Seacape Property Owners Association (also known as the Architectural Committee). Our children are bused into the Mill Valley School District for their education.

In addition to the appeal of a semi-rural setting, Muir Beach attracts residents who like it for its beauty, noncommercial setting, seclusion, recreational activities and the greater freedom and informality they find here. Almost everyone is here because of the closeness to nature in our immediate surroundings. There is a great diversity of residents; artists, retired people, old settlers, working people, professionals, students. We would like to see this mixture of people remain at Muir Beach.

We think of ourselves as fortunately surrounded by open space, now owned by the Golden Gate National Recreation Area. This limits our growth as a community, since virtually no more land is available for building. We welcome the formation of the Golden Gate National Recreation Area. We recognize the need for space for recreation; the challenge is to provide access to our coastline and protect it at the same time, preserving the wilderness aspect of the area.

The community, under the direction of the Muir Beach Community Services District, accepts the responsibility for preserving and enhancing the beauty of our natural surroundings. This includes maintaining our lanes, easements and parkways to insure the reservation of open space inside the community; gradually eliminating overhead power lines, and recommending underground connections to new builders; assisting residents in the old community to provide off-street parking; putting up attractive road signs; and landscaping scenic spots. We live at Muir Beach because we feel a vital involvement with the natural environment. These goals allow all of us to actively give expression to this concern and commitment.

ROADS AND TRANSPORTATION

We endorse a national parkway to Point Reyes, for pollution-free modes of mass transport, operating on separate rights of way from the Golden Gate Bridge and central Marin.

In the interests of sharing the beauties of the coastline with all who travel on Highway One, we advocate keeping it in its present location. To preserve that beauty and limit traffic, sharp curves, narrow roadways, steep grades and existing terrain restrictions should be kept.

We urge the scheduling of a daily bus service by Golden Gate Transit to and from Muir Beach, for recreational use and for commuters. Small buses should be used.

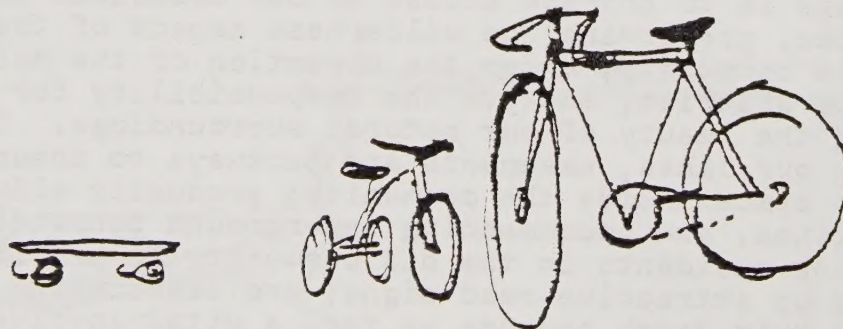
A large portion of the taxes we pay go to school services, and free long-distance rural transportation where there are no alternatives is a necessity. We request, therefore, reinstatement of free school transportation, through high school. Public transportation should be used, if possible.

The intersection of Highway One and Pacific Way, located at the only straight stretch of Highway One for many miles, is very dangerous because cars speed through it. The school bus stops at this intersection and the community mailboxes and bulletin board must be reached by crossing it. It should be marked with crosswalk lines and school bus signs. In addition, a position should be opened for a traffic controller to supervise the intersection during school transportation hours.

The entrance to Sunset Way from Highway One is dangerous as a result of increased traffic and a blind curve. We recommend that access be improved.

Muir Beach roads fall into two categories; county owned and maintained, and community maintained. All lanes, easements, and parkways are maintained by the Muir Beach Community Services District. All roads, except Seacape, Ahab, and Starbuck Drives, are also maintained by the Community Services District. The Muir Beach Volunteer Fire Department requires that the traveled way within all Muir Beach roads be ten feet wide. Parking is absolutely prohibited within the traveled way. Property owners should be required and assisted to develop off-street parking spaces for two cars. The Muir Beach Community Services District and the Muir Beach Volunteer Fire Department are responsible for keeping traveled ways clear and for maintaining an adequate turnaround at the end of each road.

Horses are permitted on all roads in Muir Beach.



FIRE PROTECTION

The Muir Beach Community Services District allocates funds to the Muir Beach Volunteer Fire Department. Additional funds are raised by the Fire Department. It also receives monies from the federal government for its assistance in fire protection in the surrounding public lands. Volunteers take training in the operation of the fire trucks, first aid care and fire fighting. The Fire Department elects a Fire Chief who is responsible for membership, operation and training of volunteers.



WATER AND SEWAGE

The Muir Beach Community Services District owns three wells. The original well that served the community has been abandoned. The other two, in Frank Valley, provide excellent water for all purposes. The Muir Beach Community Services District must make every effort to protect the quality of the water supply from contamination upstream. Any development in Frank Valley is our concern, because of its environmental impact on Redwood Creek and the Muir Beach watershed. The protection of salmon and steelhead spawning grounds, and our public water supply, is essential. For this reason, we oppose any campsites near the valley floor, or intensive recreational development. Wastes generated within Frank Valley must not be permitted to be discharged to the creek or to degrade ground waters.

Because of our limited future growth, studies have shown the inadvisability of joining the Marin Municipal Water District. The drought of 1975-77 caused a severe shortage of water in northern California, including the Marin Municipal Water District, which was forced to curtail services to outlying areas. The water level of the Muir Beach Community Services District well was dropping at the rate of one foot per week, for one month, before the rains ended the drought. This demonstrates that there is no assurance of an unlimited supply of water from Redwood Creek. In a system like ours where water flows past the pumping station and into the ocean, there must always be sufficient quantity to insure against the back-up of ocean water and the subsequent danger of saline infusion to the water supply. In the interests of maintaining our supply, it is the responsibility of the Muir Beach Community Services District to actively educate the community in water conservation and to limit use by any means possible, including an escalating water rate and a recommendation for toilets and appliances designed to use less water. For the same reason, Muir Beach Community Services District policy discourages the sale of water outside the boundaries of the District, or enlarging the boundaries.

Septic tanks and leach field systems are the way we dispose of our waste at Muir Beach. In order to keep these working well, and avoid having to install a sewage treatment plant, it is necessary to encourage water conservation. Septic tanks are the best solution to sewage disposal for such a small community at this time, if waste water volume can be kept to a minimum.

For this among other reasons, Muir Beach should be kept free of further commercial zoning, as businesses use and dispose of far more water than homes. Also we support the R-1 zoning that limits residential use to single family dwellings.

In the event that a sewage disposal plant is required, we should have a waste disposal plan that emphasizes irrigation of flower crops or grazing land after suitable treatment. Ocean out-fall sewage systems are too destructive to the environment to be allowed.

The Muir Woods National Monument, now handling over a million visitors a year, uses a septic tank system which must not be allowed to endanger the Muir Beach watershed. Their septic system may not prove adequate in the near future, as visitor volume increases. To solve this problem by installing a sewage treatment plant at Muir Beach, as has been suggested in the past, is undesirable.

Other alternatives, such as sewage flow reduction and trucking out wastes, must be considered first. Muir Woods has a back-up well located at Redwood Creek. It must not be used during a drought as it would lower the water table and threaten the salmon and the Muir Beach community water supply.

The people at Muir Beach are encouraged to compost wet garbage and dispose of non-compostible trash at our recycling depot without cost. The community has built and is operating a recycling depot on Muir Beach Community Services District property.



ALTERNATE ENERGY

Since we are a small, self-contained community the Golden Gate National Recreation Area, open to public view, we encourage the establishment of alternate energy projects which would be prototypes for other communities.

RECREATION

The environment at Muir Beach lends itself to walking, running and hiking, swimming, bicycling, horseback riding, and field sports. Hikers enjoy the solitude and the contact with nature that they find here. Walking is encouraged within the community by maintaining open corridors from the Overlook to the beaches. A volleyball court established near the recycling depot has made that game a week-end institution for many Muir Beachers. Bicycle riding is also encouraged within the community, and we urge the extension of bicycle paths throughout Marin County.

Little Beach and Big Beach provide fishing, swimming, sunbathing, boating and other activities. Little Beach has been traditionally used by the residents for family and community gatherings, and increasingly by the general public in recent years. Because of its small size, it must be protected from overuse. We recommend that Little Beach remain open to the public with access from Big Beach, and that public access from Cove Lane be restricted to walkers. Day use parking is on the Big Beach parking lot. Patrol and maintenance of Little Beach should be undertaken by public agencies.

Because of the openness of the countryside, horseback riding has become a natural activity. Horses are allowed on all roads in Muir Beach, on Little Beach, and to a restricted degree on Big Beach. In addition, a horse route through the community extends from the Golden Gate Dairy along Pacific Way to the easement just past the entrance to Big Beach, up that easement and across Sunset Way to the Community Center easement, and along that easement and the Seacape Parkway easement to the Overlook.

The Horse Ring in Frank Valley was built by the Ocean Riders of Marin on land leased from the State Division of Parks and Recreation. They plan to expand their activities with additional facilities.

The Golden Gate Dairy is located at Highway One and Pacific Way. Here a horse boarding concession, open to the public, continues a traditional use of many years. It is operated on 192 acres of Golden Gate National Recreation lands, connecting established trails running north, south, and east. This is an ideal use for this land, and one which has become an integral part of the community. The property includes a residence and several barns, one of which was reconstructed by community effort and is now the headquarters of the Muir Beach Volunteer Fire Department and the local polling place. These buildings should be preserved for their usefulness and historical value.

The Community Center was built with community help and substantial funding from the federal government, under the direction of the Muir Beach Community Services District. It serves the social, cultural, educational and recreational needs of the community, and is administered by the Community Services District.



COMMERCIAL

Commercial zoning and commercial use is neither needed nor wanted by the people living at Muir Beach. Neither is it in the best interests of the recreational use of the surrounding Golden Gate National Recreation Area since it would diminish the unique beauty of our coastline. Much of this beauty lies in a sense of isolation that grows out of a very large expanse of land given over to ocean beaches and cliffs, rolling sage-covered hills, and an occasional farmhouse and barn. The existing community of Muir Beach continues this sense of isolation. It is essential that the largely uncommercialized stretch of land between Tam Valley and Stinson Beach remain so. Any change in this "wild" area would lessen its attractiveness, both to the residents and to the travelers coming here to enjoy it.

Pelican Inn is located at Highway One and Pacific Way. It is the only commercially zoned property at Muir Beach, and should remain so.

AGRICULTURAL

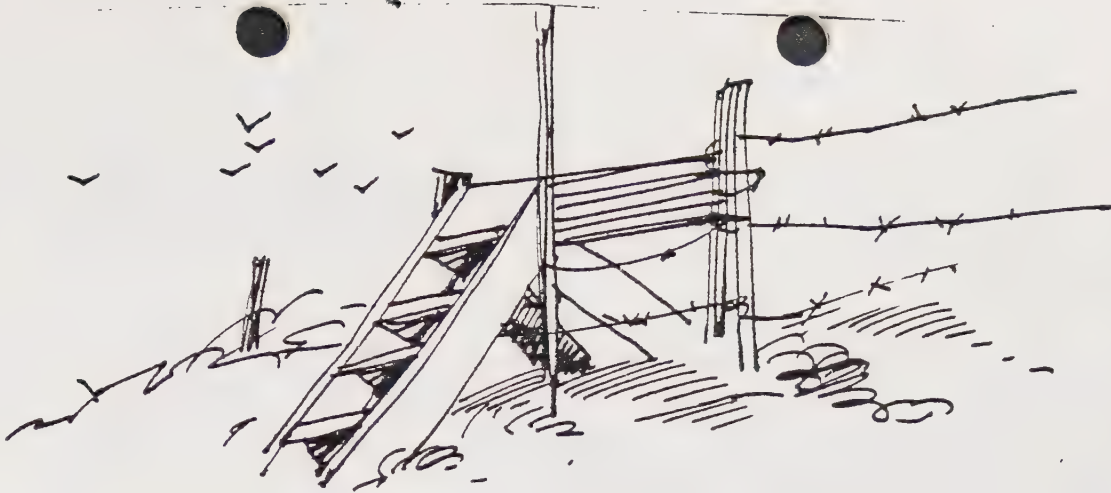
The Banducci Flower Farm is in the Golden Gate National Recreation Area. We endorse the present use of this land for flower farming. This use should continue under the Golden Gate National Recreation Area with a lease-back to the farmer, providing no herbicides, pesticides, and fungicides that would endanger Redwood Creek are used. In the event of a drought when domestic water use is restricted, agricultural water use should also be restricted.

The Green Gulch Farm Zen Center is an inholding of the Golden Gate National Recreation Area. These neighbors are a part of the community, and a portion of their lands lies within the Muir Beach Community Services District.

The hills of Green Gulch outside of the Green Gulch Farm Zen Center are in the Golden Gate National Recreation Area. A portion of these lands are also within the boundaries of the Muir Beach Community Services District. Cattle have been grazing here for many years. This traditional use is an integral part of the pleasure of viewing these hills, and should be continued.

Slide Ranch, owned by the Golden Gate National Recreation Area, is an old farm situated north of Muir Beach in a coastal setting where the rock formations and tide pool life are extremely rich and varied. Its present use as an educational facility both protects this resource and makes it available to the public. Restoration of the old farm buildings is far preferable to new construction.





OPEN SPACE: THE REDWOOD CREEK FLOOD PLAIN

The flood plain at Muir Beach consists of the lowlands around Redwood Creek and includes the lower fields of the Zen Center, the Audubon Canyon Ranch property along Pacific Way (slated to go into the Golden Gate National Recreation Area), and the Alder Wood (also slated to go into the Golden Gate National Recreation Area). It continues along Redwood Creek, up Frank Valley past the Muir Beach Community Services District property containing two CSD wells and pumps, to the beginning of land owned by the State Division of Parks and Recreation. Since this area floods periodically, we recommend that no further construction or filling be allowed in it. It should be restricted to its present use -- a summer trail along the creek -- and be allowed to flood in winter.

If the Audubon Canyon Ranch property and the Alder Wood are added to the Golden Gate National Recreation Area, all of Redwood Creek will be in public ownership. We endorse this acquisition. The Golden Gate National Recreation Area, the State Division of Parks and Recreation and Muir Woods National Monument must give high priority to the protection of Redwood Creek from pollution and its preservation as a spawning stream.

Frank Valley, sheltered from coastal fogs and well supplied with water, was the site of dairy ranches for more than one hundred years. A great variety of wild life inhabits it. Muir Beach depends on an underground water source located in Frank Valley for its water supply. We require that this watershed not become overburdened or polluted. Frank Valley Road is not and must not be constructed to carry a large volume of traffic, particularly trailers and buses. In addition, the problems of sewage and water use preclude the construction of commercial facilities designed to serve the Golden Gate National Recreation Area. These would be better located at a public transportation terminal, and outside the boundaries of this community and its watershed. For the same reasons, no recreational development, including campsites, should be allowed on the valley floor.

The Alder Wood, approximately nine acres, includes land bounded on the north and east by Highway One, on the west by the creek and on the south by Pacific Way. We recommend its inclusion in the Golden Gate National Recreation Area.

The Pacific Coast Trail passes along the coast on Golden Gate National Recreation Area lands. We recommend that it be routed through the Alder Wood, for seasonal use when weather allows.

The Elizabeth Terwilliger Butterfly Trees are located at Pacific Way and Lagoon Drive. This land, now owned by the Audubon Canyon Ranch, should be included in the Golden Gate National Recreation Area.

The Monterey pines on both sides of Pacific Way are one of the few local resting places for Monarch butterflies on their yearly migration. Property owners in that area are charged with protecting these trees and keeping them free from insecticides. The Muir Beach Community Services District has the same responsibility where these trees are on their easements.

The Circus House is located along Pacific Way on land owned by the Audubon Canyon Ranch. This land contains the portion of Redwood Creek bounded by Pacific Way, the Zen Center, and the Golden Gate National Recreation Area. It should be included in the Golden Gate National Recreation Area, with a lease-back of Circus House to the present tenants for their lifetimes.



MUIR BEACH COMMUNITY: RESIDENTIAL-AGRICULTURAL ZONING

There are 314 people now living at Muir Beach in 129 single-family homes. When the remaining 44 building sites are filled, there will be 173 homes.

The size of lots in Muir Beach ranges from 3,000 square feet to about ten acres. The present County zoning requires lots of a minimum size of 10,000 square feet in old Muir Beach and one acre in Seacape. Some parcels adjoining Seacape require a minimum of two acres per lot. Many undersized lots in both areas are legal but non-conforming building sites. This community plan adopts the county regulations governing lot size and setbacks now in effect.

We are concerned with the often destructive effects of new construction and remodeling of homes which are not consistent with the small-scale residential character of the old community. Future construction and remodeling should be consistent with surrounding residences and show consideration for neighboring views and privacy. Existing ordinances must be strictly enforced.

A combined agricultural and residential land use has always existed at Muir Beach. An important aspect of Muir Beach diversity is the use of land for gardening, full and part-time farming, horse maintenance, and small animal husbandry. Other home occupations include those of professionals and artisans. These activities should be protected as many people have settled here expecting this kind of use. A distinction must be made between the above-mentioned activities, and commercial use, i.e., that which depends on the presence of more than two people at a time, where money or gifts are received from them. Problems of density, water supply, sewage, and traffic, as well as the necessity to preserve the rural character of Muir Beach, preclude commercial use.



Zoning Code
R-A (Muir Beach) District

Application of regulations. The following regulations shall apply to the R-A (Muir Beach) District and shall be subject to the provisions of Chapters 22.66 through 22.74 of Title 22, Marin County Zoning Code.

Uses permitted. The following uses are permitted in the R-A (Muir Beach) district:

1. All uses permitted in R-1 districts.
 2. Small livestock farming; provided, that not to exceed 12 chickens or ducks or pigeons, or similar livestock for lot sizes up to but smaller than 10,000 square feet; that not to exceed 12 chickens, ducks or pigeons, and one adult horse, sheep or female goat or similar livestock and young offspring may be kept on lot sizes from 10,000 square feet up to but smaller than 40,000 square feet, in that quantity for each 10,000 square feet thereof; that for lot sizes of 40,000 square feet and more, in addition one pig or one male goat or one cow may be kept for each 40,000 square feet thereof.
 3. Production of agricultural products.
 4. Accessory buildings and accessory uses.
 5. Sign regulations shall apply as in A-1 district.
 6. Yards required. Yard requirements shall be as in existing applicable zones in Muir Beach.
 7. Building setbacks and site requirements. Shall be as in existing applicable zones in Muir Beach.
 8. Location of livestock accessory buildings and yards. No livestock or any building or yard used in connection with same shall be located or maintained on any lot closer than forty feet to any neighboring dwelling, unless consent is obtained from the neighbor; or closer than 10 feet to any road, not including Highway One.
- In individual non-conforming cases, where livestock has been kept prior to this time, use permits should be granted.

The County Health Code with regard to yard cleanliness will be observed.

Dogs: There are a large number of dog lovers at Muir Beach. These people should bear in mind that their animals are subject to County ordinances with regard to licensing and controlling. Straying dogs are a hazard to ourselves and to our natural surroundings.

R-A (Muir Beach) Zoning Table

<u>Size lot</u>	<u>Chickens or ducks or pigeons and/or rabbits</u>	<u>Horse or sheep or female goat</u>	<u>Pig or male goat or cow</u>
Up to 10,000 sq. feet	12	0	0
10,000 to 40,000 sq. feet	12/10,000	1/10,000	0
40,000 or more sq. feet	12/10,000	1/10,000	1/40,000

This zoning will not be applicable in Seacape until deed covenants expire.

Spindrift Point, located at the end of Sunset Way, is an ecological preserve and should remain under the protection of Nature Conservancy.

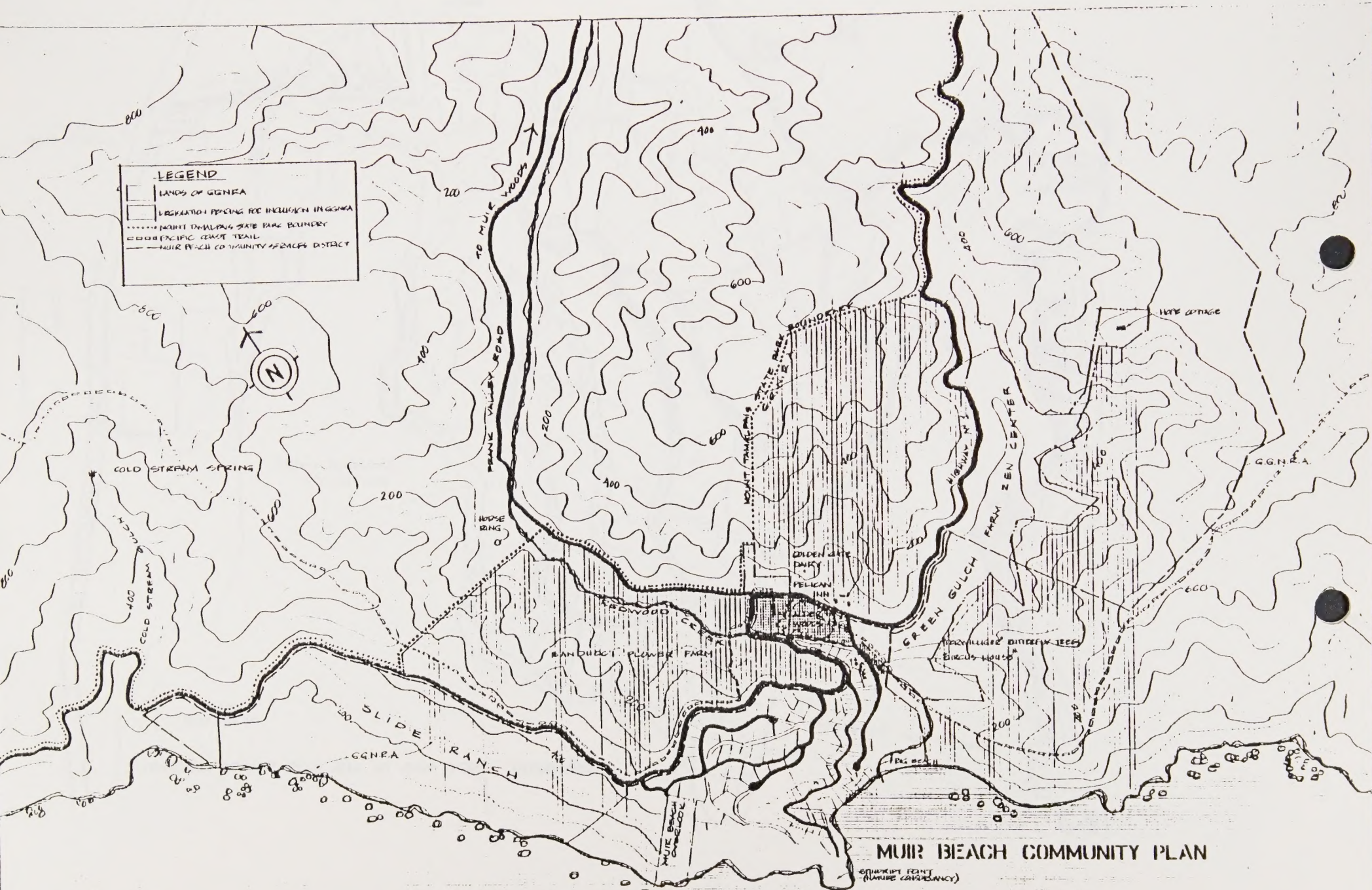
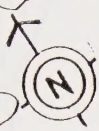


The Muir Beach Community Plan was written by a committee of the Muir Beach Improvement Association, Muir Beach #215, Sausalito, Ca., 94965. The committee consisted of Nancy Knox, Lew Litzky, Miriam Smith and Judy Yamamoto. Maps were drawn by Nancy and Julian Knox; layout and drawings by Larry Yamamoto.

July 1978

LEGEND

- LANDS OF GGNRA
- VEGETATION PENDING FOR INCLUSION IN GGNRA
- POINT DUNLAP STATE PARK BOUNDARY
- PACIFIC COAST TRAIL
- MUIR BEACH COMMUNITY SERVICE DISTRICT



MUIR BEACH COMMUNITY PLAN

GRAPHIC SCALE
(NATURE CONSERVANCY)



ADDENDA

page 11; a final paragraph to be added under the heading The Alder Wood, to read:

The presently developed properties in the Alder Wood should remain in private ownership as inholdings in the Golden Gate National Recreation Area. In the event they are sold to the Golden Gate National Recreation Area, the residences should be removed and the flood plain returned to its original condition.

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